

July 2019 Newsletter

July 2019 Permit Reports

Our Permit Reports are attached to this Newsletter, you can also view weekly and monthly reports online on the Routt County Regional Building Department website, or use the below link to get there.
<http://www.co.routt.co.us/606/Permit-Reports>

2015 Building Proposed Code Changes and Amendments

The Building Department has presented our 2015 Building Code Changes and Amendments to the Building Oversight Committee in Mid-July, the committee had no issues with any of the presented changes and has approved our Department to move forward with presenting these changes to our Local Government Town Boards, Council, and Board of County Commissioners for consideration and adoption.

Our Building Oversight Committee meets on a quarterly basis throughout each calendar year, our Board is comprised of representatives from each Jurisdiction and include; Tim Corrigan, Robin Crossan, Kathi Meyer, Janet Ray, Mary Alice Page-Allen, Mathew Mendisco, Tom Sullivan, and Gary Suiter.

The Building Departments goal is to have the new 2015 Building Code Adoptions heard by each Jurisdiction for consideration and approval prior to the end of September 2019. The Building Department would also like to thank our Contractors and Professionals for your support and feedback on our Building Code Amendments and changes we are presenting for consideration. Our goal with these amendments and changes is to make a cleaner code adoption, remove old amendments that are outdated, expand residential energy code compliance through the prescriptive method, and hopefully cut costs a little bit in design, materials, and labor on your projects.

On the next page we have provided Amendments that will be considered for approval through the Code Adoption process in the next month within each Jurisdiction.

2015 Proposed Building Code Amendments

- The Building Department has removed the local deletion of “Vacation Time-Shares” under 2015 IBC Section 310.4, we will now allow applicants to select Vacation Time Share as an Occupancy Type.
- We have added our Local Policy on Liquid Propane Gas Appliances into the Code Adoption that exempts walk-out basements from needing to install an Exhaust/Alarm system when all exceptions are met.
- We have written in a Local Amendment to allow one sanitary clean-out to be used as a Test-Tee on all projects, this amendment will allow our Plumbers when needed to utilize a clean-out as a Test-Tee underground in the interior of the building during DWV test and inspection, then upon completion of the test the clean-out can be capped per code and concealed.
- Existing Building Code Chapter 14 Performance Compliance method never had an actual date entered as to when you could utilize this Chapter when designing projects. Historically our Department would only allow this to be used if the Building was built prior to the Building Department existing, or 1971. We have entered the date of January 1st, 1980 into this Chapter, and selected this date based on the Adoption of the 1979 UBC taken place in the fall of 1979. This was important milestone in code adoptions, and the Building Department felt many codes sections with Fire Assemblies/Separations and other Life Safety Factors originated with the 1979 UBC adoption that actually still exist today.
- 2015 Energy Code Amendments: The Building Department has added additional options to complying with the 2015 Residential Energy Code Prescriptive Method for exterior wall insulation. This has been a serious item of concern since our adoption, and has added a lot of material and labor cost to projects, as well as concerns with the quality of lateral shear. Our improvements will not reduce Energy Efficiency or Air Sealing, but yet allow you options to select from that may reduce material cost, labor cost, and also design cost by not having to submit a ResCheck Certificate. The below changes allow you three options to compliance, and reduces continuous insulation requirements to R-3 as one option providing you the ability to cut the depth of your Zip Product in half, from 2” to 1” on the exterior wall.
Table R402.1.2 Insulation and Fenestration Requirements by Component is amended to read as follows.
 - ❖ Wood Framed Wall Insulation 2x6 Wall: R20/5
 - ❖ Wood Framed Wall Insulation 2x6 Wall: R22/3
 - ❖ Wood Framed Wall Insulation 2x6 Wall: R27/0
 - ❖ Footnote C: R20 in the cavity of the wall and R5 continuous insulation, or R22 in the cavity of the wall and R3 continuous insulation, or R27 in the cavity of the wall and no continuous insulation. Walls with structural sheathing see section R402.2.7 for reduction.
- We have removed our Local Amendments within the Plumbing Code on Oil Separators, and local design requirements, we will follow the 2015 IPC as written with no amendments to this section.

Please take time to contact your Local Town Board, Council, or Commissioner members if you're in support or against these new Code Amendments.

Project Cost or Value of Work to be Permitted Versus Total Project Valuation or Construction Use Tax

The Building Department reviewed the new proposed change on collecting two separate valuations with Building Permit Applications with the Building Oversight Committee in Mid-July. The Building Oversight Committee has provided us approval to move forward with this change and begin to require to separate Valuations to be submitted by all Building Permit Applicants. Effective Date of this new Policy will be September 1st, 2019.

The reason we are implementing this change is to separate how Building Department Plan Review and Permit Fees are calculated, versus how Tax Fees are calculated, and better align with our Building Codes and Tax Resolutions/Ordinances.

We have developed an Informational Handout to help explain this change, and define the two valuations we will be requesting from all Building Permit Applicants at the time of submittal. The Informational Handout is attached to the newsletter and we will also be posting this on our website as well. Below we have provided the definition of the two valuations and what Fees will be calculated off each value.

“Project Cost / Value of Work to Be Permitted”

Definition: “Project Cost / Value of Work to Be Permitted” is all Labor and Material Cost for the entire project for all Building, Electrical, Mechanical, and Plumbing work that is required to be permitted per our Adopted Codes. The Project Cost which is Value of Work to be Permitted should not include any materials or labor that are exempt from permits per our adopted code.

The Project Cost or Value of Work to be Permitted will be used to calculate the Building Department Plan Review and Permit Fees.

“Total Project Valuation /Construction Use Tax / Excise Tax”

Definition: “Total Project Valuation / Construction Use / Excise Tax” is all Labor and Material Cost for the entire project, this would include all Value of Work to be Permitted plus all additional labor and materials for all items that are exempt from permits. The Applicant should include the total value of the entire project under Permit.

The Total Project Valuation will be used to calculate all Tax Fees, the Tax Departments will take the total project valuation and multiply it by 50% to calculate total material cost, and the total material cost will then be assessed tax fees per jurisdiction.

Inspection Hotline Notice

The Building Department will be removing our Inspection Hotline from service at the end of August 2019. Effective September 1st, 2019 we will offer our Contractors and Applicants two ways to schedule inspections, see the below options.

1. Online Inspections Requests: Schedule Inspections On-Line using our View Permit Software, all requested inspections must be made On-Line prior to midnight the day before the requested inspection date. This is our preferred method of scheduling inspections and allows you until midnight the day before to schedule.

2. Phone Requests for Inspections: For those who don't have access to the internet via a phone or computer, will be allowed to call our main office line at 970-870-5566 to schedule inspections. Inspection request by phone can only be made between the hours of 7:30 AM and 4:00 PM Mon-Friday which is our normal business hours.

NOTE: We will not accept Voicemail Inspection requests anymore, you must call between 7:30 AM and 4:00 PM and speak directly to a staff person to confirm and schedule your inspection.

We appreciate everyone's time and consideration with our New Inspection Policy change, this will allow us to perform more inspections daily, balance workload, and reduce the need for overtime.

Yampa Valley Sustainability Council New App

The new YVSC construction material recycling App can be found by clicking the below link.

www.YampaValleyRecycles.org

Download the app on your smartphone for quick and easy access to search how and where to recycle hard-to-recycle items. If there are items you wish to recycle that are not yet listed on the app, please let Yampa Valley Sustainability Council know at madison@yvsc.org.

MINI RECAP SHEET

The following is the July 2019 report for the Routt County Regional Building Department with all the statistics, financial and expense activity.

YEAR TO DATE 2019 CONSTRUCTION VALUATION	\$122,893,387.00
YEAR TO DATE 2018 CONSTRUCTION VALUATION	\$105,529,518.00

Current Month REVENUES: (USE TAX NOT INCLUDED)	\$208,901.42
Current month - 2018 REVENUES: (USE TAX NOT INCLUDED)	\$126,247.85

YEAR TO DATE - 2019 REVENUES	\$1,084,528.23
YEAR TO DATE - 2018 REVENUES	\$887,804.60

Any questions regarding these reports should be directed to Malea Michael-Ferrier at mmichael-ferrier@co.routt.co.us

EXPENDITURES	BUDGET AMOUNT 2019	ACTUAL USED												AMOUNT USED	BUDGET BALANCE	% USED
		1st quarter			2nd quarter			3rd quarter			4th quarter					
		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC			
PERSONNEL																
ADMIN SALARY	114,220.00	9,530.99	9,672.58	9,672.58	9,672.58	9,672.58	9,672.58	9,812.35						67,706.24	46,513.76	59.3%
STAFF SALARIES	536,400.00	43,607.48	43,607.51	43,791.39	43,857.62	44,085.69	43,887.09	42,642.35						305,479.13	230,920.87	56.9%
OVERTME	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00	6,000.00	0.0%
MEDICAL INS	172,550.00	11,478.10	11,478.10	11,478.10	11,478.10	11,478.10	11,478.10	11,448.44						80,317.04	92,232.96	46.5%
FICA	50,230.00	3,885.21	3,896.04	3,910.10	3,915.17	3,932.62	3,917.42	3,835.33						27,291.89	22,938.11	54.3%
LIFE/DISABILITY	2,860.00	221.80	221.80	221.80	221.80	221.80	221.80	221.72						1,552.52	1,307.48	54.3%
RETIREMENT	33,150.00	2,898.38	2,906.88	2,917.92	2,921.90	2,935.57	2,923.65	2,696.58						20,200.88	12,949.12	60.9%
WORKERS COMP	350.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00						350.00	0.00	100.0%
TOTAL PERSONNEL	915,760.00	71,971.96	71,782.91	71,991.89	72,067.17	72,326.36	72,100.64	70,656.77	0.00	0.00	0.00	0.00	0.00	502,897.70	412,862.30	54.9%
OPERATING																
ADVERTISING	800.00	0.00	0.00	0.00	0.00	0.00	0.00	255.14						255.14	544.86	31.9%
CONTINUED EDU	7,000.00	2,077.77	556.00	0.00	435.00	0.00	0.00	-219.75						2,849.02	4,150.98	40.7%
DUES & MEMB	1,600.00	0.00	0.00	270.00	135.00	90.00	0.00	0.00						495.00	1,105.00	30.9%
INSURANCE- CAP	5,200.00	5,381.00	0.00	0.00	0.00	0.00	0.00	0.00						5,381.00	-181.00	103.5%
OVERHEAD	295,120.00	24,593.34	24,593.34	24,593.34	24,593.34	24,593.34	24,593.34	24,593.34						172,153.38	122,966.62	58.3%
POSTAGE & SHIPPIN	600.00	21.12	0.00	0.00	0.00	0.00	35.26	0.00						56.38	543.62	9.4%
PRINTING	1,000.00	0.00	0.00	0.00	0.00	0.00	332.75	0.00						332.75	667.25	33.3%
PUBLICATIONS & SU	8,000.00	30.00	289.45	385.95	185.00	351.75	30.00	30.00						1,302.15	6,697.85	16.3%
PROF SERVICES	20,000.00	0.00	0.00	715.00	3,847.50	6,727.50	2,875.00	2,700.00						16,865.00	3,135.00	84.3%
SUPPLIES	3,500.00	203.17	0.00	110.64	0.00	0.00	0.00	0.00						313.81	3,186.19	9.0%
PHONE - BASIC	1,200.00	71.13	72.72	79.55	74.28	82.75	75.00	75.00						530.43	669.57	44.2%
PHONE - CELL	4,000.00	200.05	200.05	200.02	200.05	200.05	200.05	200.05						1,400.32	2,599.68	35.0%
TRAVEL_LODGING	7,000.00	0.00	0.00	3,055.00	0.00	0.00	507.00	-350.00						3,212.00	3,788.00	45.9%
TRAVEL_MEALS	2,500.00	0.00	1,116.50	-149.60	223.51	0.00	165.00	0.00						1,355.41	1,144.59	54.2%
MOTORPOOL	35,280.00	2,940.00	2,940.00	2,940.00	2,940.00	2,940.00	2,940.00	2,940.00						20,580.00	14,700.00	58.3%
TRANSPORTAION	600.00	0.00	190.24	0.00	0.00	0.00	91.25	0.00						281.49	318.51	46.9%
	0.00													0.00	0.00	0.0%
	0.00													0.00	0.00	0.0%
TOTAL OPERATING	393,400.00	35,517.58	29,958.30	32,199.90	32,633.68	34,985.39	31,844.65	30,223.78	0.00	0.00	0.00	0.00	0.00	227,363.28	166,036.72	57.8%
BUDGETED EXPENDITURES	1,309,160.00	107,489.54	101,741.21	104,191.79	104,700.85	107,311.75	103,945.29	100,880.55	0.00	0.00	0.00	0.00	0.00	730,260.98	578,899.02	55.8%

SINCE THE MONTH END REPORT IS DONE BEFORE ACCOUNTING CLOSES THEIR BOOKS FOR THE MONTH, THE CURRENT MONTHS EXPENSES ARE APPROXIMATE.
THE PREVIOUS MONTHS EXPENSES ARE FINALIZED AT THE END OF THE NEXT MONTH: IE FEB REPORT WILL HAVE FINALIZED JAN EXPENSES & APPROXIMATE FEB FIGURES

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT FINANCIAL REPORT

ALL FIGURES ARE ACCUMULATED TO-DATE AMOUNTS

TOTAL REVENUES (YTD)	\$1,084,528.23
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TOTAL BUDGET EXPENDITURES	\$730,260.98
PERCENTAGE OF BUDGET USED	55.8%

COUNTY USE TAX COLLECTIONS	\$578,875.71
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CITY SCHOOL TAX COLLECTIONS (YTD)	\$196,372.65
CITY USE TAX COLLECTIONS (YTD)	\$1,570,981.20
CITY EXCISE TAX COLLECTIONS (YTD)	\$1,022,172.73
CITY PERMIT REVIEW FEE (YTD)	\$164,430.26
FIRE DEPARTMENT FEE COLLECTIONS (YTD)	\$8,275.00

THIS PAGE WILL CHANGE MONTHLY AS FIGURES ARE YEAR TO DATE

MONTHLY REVENUES

JULY 2019

ACCOUNT	Current Month	YEAR TO DATE TOTAL
BUILDING PERMIT FEES	140,329.30	630,618.30
PLAN REVIEW FEES	67,323.12	440,867.18
MECHANICAL PERMIT FEES	458.00	3,757.00
PLUMBING PERMIT FEES	292.00	1,201.00
ELECTRICAL PERMIT FEES	499.00	7,483.00
CODE BOOK SALES	0.00	601.75
TOTAL COUNTY FEES	\$208,901.42	\$1,084,528.23

PLANNING DEPT. REVIEW FEES	1,650.00	7,000.00
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INSPECTIONS

Inspection Type	July		YTD TOTAL
	CITY SBS	COUNTY	
BUILDING	351	213	2436
PLUMBING	94	55	661
MECHANICAL	130	52	1090
ELECTRICAL	66	52	796
TOTAL Inspections	641	372	4983

MISC PERMITS ISSUED

PERMIT TYPE	July	YTD TOTAL
PLUMBING	36	171
MECHANICAL	57	302
ELECTRICAL	59	266
TOTAL	152	739

TYPE OF BUILDING PERMITS ISSUED

STEAMBOAT SPRINGS

NATURE OF BUILDING PERMITS

# of Permits	Jul-19		# of UNITS	TOTAL FEES	VALUATION	YTD # OF PERMITS	YTD # of UNITS	YTD FEES	YTD VALUATION
NEW CONSTRUCTION									
7	SINGLE FAMILY		7	70,204.43	9,690,000.00	23	23	171,811.48	22,402,500.00
2	SECONDARY UNIT		2	4,032.54	330,000.00	6	6	8,739.09	743,816.00
0	TINY HOMES		0	0.00	0.00	0	0	0.00	0.00
0	MANUFACTURED HOMES		0	0.00	0.00	1	1	680.69	171,684.00
0	LIVE/WORK UNITS		0	0.00	0.00	3	3	4,736.95	340,585.00
2	DUPLEX (2 permits = one bldg)		2	9,604.26	1,000,000.00	6	6	31,386.78	3,400,000.00
3	TRIPLEX (3 permits = one bldg)		3	15,112.39	1,600,000.00	6	6	27,784.21	3,400,000.00
0	MULTI-FAMILY		0	0.00	0.00	4	72	47,414.20	8,200,000.00
0	RESIDENTIAL GARAGE		0	0.00	0.00	1	1	581.01	25,000.00
2	COMMERCIAL (new)		2	86,142.80	14,800,000.00	2	2	86,142.80	14,800,000.00
0	INDUSTRIAL (new)		0	0.00	0.00	0	0	0.00	0.00
3	DECONSTRUCTION		2	90.00	1,500.00	18	10	540.00	70,000.00
2	SOLAR		2	597.58	37,650.00	3	3	967.58	58,650.00
0	CELLULAR		0	0.00	0.00	0	0	0.00	0.00
2	GRADE & FILL		0	302.00	20,000.00	6	0	647.21	95,000.00
ALTERATIONS/ADDITIONS									
27	RESIDENTIAL		27	24,604.12	2,201,761.00	97	97	87,510.48	7,508,759.00
17	ALL OTHER		17	72,098.11	8,194,606.00	67	67	155,286.57	18,218,840.00
67	TOTALS		64	282,788.23	37,875,517.00	243	297	624,229.05	79,434,834.00
TOTALS FOR LAST MONTH		62	126	141,848.55	17,830,042.00				
THIS MONTH TO DATE 2019		243	297	624,229.05	79,434,834.00				
THIS MONTH TO DATE 2018		243	223	602,631.38	72,627,593.00				
THIS MONTH TO DATE 2017		158	151	480,636.99	61,880,493.12				

TYPE OF BUILDING PERMITS ISSUED

ROUTT COUNTY (incl. Yampa, Hayden & Oak Creek)

NATURE OF BUILDING PERMITS

# of Permits	Jul-19		# of UNITS	TOTAL FEES	VALUATION	YTD # OF PERMITS	YTD # of UNITS	YTD FEES	YTD VALUATION
NEW CONSTRUCTION									
9	SINGLE FAMILY		9	70,215.77	9,824,287.00	41	41	212,759.81	25,837,457.00
1	SECONDARY UNIT		1	1,007.95	155,000.00	4	4	4,125.73	374,215.00
0	TINY HOMES		0	0.00	0.00	0	0	0.00	0.00
1	MANUFACTURED HOMES		1	880.98	241,860.00	7	7	6,137.13	1,214,096.00
0	LIVE/WORK UNITS		0	0.00	0.00	0	0	0.00	0.00
0	DUPLEX (2 permits = one bldg)		0	0.00	0.00	0	0	0.00	0.00
0	TRIPLEX (3 permits = one bldg)		0	0.00	0.00	0	0	0.00	0.00
0	MULTI-FAMILY		0	0.00	0.00	0	0	0.00	0.00
4	RESIDENTIAL GARAGE		4	4,215.06	258,160.00	17	17	15,201.30	1,342,612.00
1	COMMERCIAL (new)		1	10,228.98	1,350,000.00	7	7	61,549.22	9,456,369.00
0	INDUSTRIAL (new)		0	0.00	0.00	1	1	1,267.83	80,000.00
2	DECONSTRUCTION		2	60.00	175,000.00	9	8	270.00	206,500.00
1	SOLAR		1	370.00	62,000.00	5	5	1,752.27	163,812.00
0	CELLULAR		0	0.00	0.00	3	3	3,292.78	224,550.00
0	GRADE & FILL		0	0.00	0.00	0	0	0.00	0.00
ALTERATIONS/ADDITIONS									
13	RESIDENTIAL		13	3,523.33	203,913.00	59	59	51,819.22	4,334,942.00
0	ALL OTHER		0	0.00	0.00	9	9	4,419.78	224,000.00
32	TOTALS		32	90,502.07	12,270,220.00	162	161	362,595.07	43,458,553.00
TOTALS FOR LAST MONTH		48	47	75,666.52	7,579,830.00				
THIS MONTH TO DATE 2019		162	161	362,595.07	43,458,553.00				
THIS MONTH TO DATE 2018		152	149	302,427.07	32,939,185.00				
THIS MONTH TO DATE 2017		98	97	253,426.37	28,825,827.00				

**PERMIT STATS FOR OAK CREEK, YAMPA & HAYDEN
JULY 2019**

OAK CREEK

# OF PERMITS	TYPE	FEES	VALUATION	YTD PERMITS	YTD FEES	YEAR TO DATE VALUATION
NEW CONSTRUCTION						
0	SINGLE FAMILY	\$0.00	\$0.00	1	\$2,839.55	\$263,280.00
0	MFG HOMES	\$0.00	\$0.00	0	\$0.00	\$0.00
0	TINY HOME	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SOLAR	\$0.00	\$0.00	1	\$370.00	\$15,500.00
0	COMM/IND	\$0.00	\$0.00	0	\$0.00	\$0.00
1	DECONSTRUCTION	\$30.00	\$0.00	2	\$60.00	\$0.00
0	GARAGE	\$0.00	\$0.00	1	\$731.00	\$35,000.00
ADDITIONS/ALTERATIONS						
1	DWELLINGS	\$269.16	\$10,000.00	3	\$361.60	\$11,250.00
0	OTHER	\$0.00	\$0.00	4	\$1,775.60	\$63,500.00

YAMPA

# OF PERMITS	TYPE	FEES	VALUATION	YTD PERMITS	YTD FEES	YEAR TO DATE VALUATION
NEW CONSTRUCTION						
0	SINGLE FAMILY	\$0.00	\$0.00	1	\$805.99	\$40,000.00
0	DUPLEX	\$0.00	\$0.00	0	\$0.00	\$0.00
0	TINY HOME	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SOLAR					
0	COMM/IND	\$0.00	\$0.00	0	\$0.00	\$0.00
0	DECONSTRUCTION	\$0.00	\$0.00	0	\$0.00	\$0.00
0	GARAGE	\$0.00	\$0.00	0	\$0.00	\$0.00
ADDITIONS/ALTERATIONS						
1	DWELLINGS	\$162.93	\$7,829.00	2	\$304.35	\$11,679.00
0	OTHER	\$0.00	\$0.00	0	\$0.00	\$0.00

HAYDEN

# OF PERMITS	TYPE	FEES	VALUATION	YTD PERMITS	YTD FEES	YEAR TO DATE VALUATION
NEW CONSTRUCTION						
1	SINGLE FAMILY	\$2,789.66	\$257,902.00	3	\$14,482.70	\$1,350,804.00
2	MFG HOMES	\$1,888.93	\$396,860.00	2	\$1,888.93	\$396,860.00
0	DUPLEX	\$0.00	\$0.00	0	\$0.00	\$0.00
0	TINY HOME	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SOLAR	\$0.00	\$0.00	0	\$0.00	\$0.00
1	COMM/IND	\$10,228.98	\$1,350,000.00	8	\$62,817.05	\$9,536,369.00
1	DECONSTRUCTION	\$30.00	\$175,000.00	1	\$30.00	\$175,000.00
0	GARAGE	\$0.00	\$0.00	2	\$1,462.00	\$70,000.00
ADDITIONS/ALTERATIONS						
0	DWELLINGS	\$0.00	\$0.00	2	\$416.34	\$20,000.00
0	OTHER	\$0.00	\$0.00	1	\$123.63	\$2,500.00

**This page will change monthly with no separate page for each month, only current month and year to date figures*



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Value of Work to Be Permitted Vs. Total Project Valuation

The Routt County Building Department has developed this informational handout and policy to help explain the two valuations that are needed when applying for any type of Building Permit Application. The Building Department will begin requesting all permit applicants to provide us with two valuations at the time the Building Permit Application is submitted effective September 1st, 2019.

Value of Work to Be Permitted Fees = Project Cost

Construction Use Tax/Excise Tax = Total Project Valuation

When applying for a Building Permit the below example is Step 1 of the Permit Application Process in View Permit. You will want to enter Total Project Valuation in the Work Description Box as shown below, then you will enter the Value of Work to be Permitted in the Project Cost box as shown below.

Occupancy Type	Building Type	Permit for
Residential	Single Family	Site Built
Description of Work		
Construct a new Single Family Dwelling with 4BR, 4BA, and Attached Garage.		
Total Project Valuation: \$985,000		
Total Project Valuation must be entered in the work description box when applying for a building permit, this value will be used to calculate Tax Fees per Jurisdiction		
Project Cost		
\$ 885,000		
Value of Work to be Permitted shall be entered in the Project Cost box when applying for a building permit, this value will be used to calculate the Building Department Plan Review and Permit Fees		

Routt County Regional Building Department

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“Value of Work to Be Permitted”

Definition: “Value of Work to Be Permitted” is all Labor and Material Cost for the entire project for all Building, Electrical, Mechanical, and Plumbing work that is required to be Permitted Per our Adopted Codes.

The Building Department has an excellent informational handout called “Work Exempt from Permits”, this handout can be used to clarify what items do not need to be included in the Value of Work to Be Permitted and items which are exempt from permits should not be included in the Value of Work to be Permitted.

The Building Departments Permit Fee and Plan Review Fee will be calculated based on the Value of Work to Be Permitted that you enter in Project Cost box on our Building Permit Application. We have provided our list of items Exempt from Permits on the next page for your convenience to review.

“Total Project Valuation”

Definition: “Total Project Valuation” is all costs included on the AIA certificate or total job cost summary. This cost includes all labor, materials, general requirements, profit or everything billed to the customer.

“Total Project Valuation” will be used by our Local Jurisdictions to assess Tax Fees on your projects, each Jurisdiction will take the Total Project Valuation and multiply it by 50% to calculate material cost, then assess your Tax Fees based on this number. If your Total Project Cost was \$1,000,000, then your estimated materials subject to Tax Fees would be \$500,000.

Total Project Valuation will be higher than Value of Work to be Permitted on almost every type of Building Permit Application, except for very small alterations or repairs in some cases.

Please take time to review the below items that are exempt from permits, any items that are exempt from Permits should not be included in the Project Cost / Value of Work to be Permitted.

WORK EXEMPT FROM PERMITS

Residential Buildings Exemptions:

- One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
- Fences not over 6 feet high.
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- Sidewalks and Driveways
- Roofing permits are not required when existing roofing materials are removed without damaging or removing existing roofing underlayment materials and new roofing materials of the same type are re-installed.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment.
- Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.
- Routt County un-incorporated areas only: Agricultural buildings which are used for the *sole purpose* of providing shelter for agricultural implements, farm and ranch products, livestock, or poultry.

NOTE: Buildings which are used for storage of passenger type motor vehicles, storage of recreational vehicles and equipment, storage of construction equipment and tools (not directly related to agricultural), and workshops are not considered agricultural buildings for the purpose of this exemption. Buildings of mixed occupancy, where only a portion of the building is used for agricultural purposes, are not considered agricultural buildings for the purpose of this exemption.

Commercial Building Exemptions:

- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet.
- Fences not over 6 feet high.
- Oil Derricks.
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

- Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1.
- Platforms, sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below; and are not part of an accessible route.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Temporary motion picture, television and theater stage sets and scenery.
- Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Swings and other playground equipment accessory to detached on-and two-family dwellings.
- Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
- Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

Electrical Exemptions:

- Listed cord and plug temporary decorative lighting.
- Reinstallation of attachment plug receptacles 'but not the outlets therefore.
- Replacement of branch circuit overcurrent devices of the required capacity in the same location.
- Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas Exemptions:

- Portable heating, cooking, or clothes drying appliances.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable – fuel – cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

Mechanical Exemptions:

- Portable heating appliances.
- Portable ventilation appliances
- Portable cooling units.
- Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.

- Replacement of any minor part that does not alter approval of equipment or such equipment unsafe. or make
- Portable evaporative coolers.
- Self - contained refrigeration systems containing 10 pounds (4.54kg) or less of refrigerant or that are actuated by motors of 1 H.P. or less (746 watts)
- Portable- fuel – cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing Exemptions:

- The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspections made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of